



## PLANNING

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**TO:** Council

**DATE:** January 25, 2022 **DIVISION:** 6

**FILE:** 1012-370 **APPLICATION:** N/A

**SUBJECT:** Request for Direction on the Conrich Future Policy Area Structure Plan Amendments

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### POLICY DIRECTION:

Direction for development of the Conrich Area Structure Plan Future Policy Area (Conrich FPA) came from the Terms of Reference (TOR) adopted by Council on November 27, 2018. The updated Area Structure Plan (ASP) will be prepared in accordance with that specific TOR and with Section 633(1) of the *Municipal Government Act*. The draft ASP will be assessed against the Interim Growth Plan, Rocky View County / City of Calgary Intermunicipal Development Plan, the County Plan, and Land Use Bylaw.

### BACKGROUND:

The purpose of this report is to provide Council with an update on the Conrich FPA review and to request Council's direction on whether preparation of the ASP amendments should continue. The current draft of the TOR is included as Attachment 'A' for Council's review.

The existing Conrich ASP provides a comprehensive planning and technical framework for a development area identified as a Full-Service Hamlet and Regional Business Centre. The Plan seeks to ensure the integration of residential and business uses in a manner that provides for the appropriate transition of land uses, compatibility, and mitigates the impacts of development.

Prior to adoption of the Plan, Council sought multiple amendments to address intermunicipal concerns and development constraints, including the proximity of the CN rail line. Among the most critical amendments, there were changes to the land use strategy for the hamlet core to establish the Future Policy Area. The intent of the Future Policy Area is to establish a hamlet boundary, community core, residential areas, and other land use areas that are consistent with the rest of the ASP policies. The Conrich ASP was adopted in December 2015 (effective 2017 following MGB decision) with direction to undertake development of the Future Policy Area at a future time. On November 27, 2018, Council approved a TOR for the development of the Conrich FPA. The Conrich FPA, covering approximately 1,504 hectares (3,717 acres), includes the hamlet of Conrich and considers an expanded hamlet boundary, a community core, and residential areas.

The project is currently in Phase 3 (Draft Amendments), wherein the amendments are being finalized in conjunction with updates to the technical studies. If Council directs Administration to continue with the project, next steps would include:

- Presentation of the final land-use scenario to residents, stakeholders, and adjacent municipalities for review and feedback;
- Finalizing technical studies (Master Drainage Plan Update);
- Preparation of the final ASP amendments; and
- A public hearing.

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### Administration Resources

Jessica Anderson, Planning Policy



The initial work plan for the project assumed a draft ASP amendment would be presented for Council's consideration by end of 2021. Due to recent limitations on traditional public engagement during the early period of the COVID-19 pandemic, and competing priorities for Administration during the last 12 months, the project timeline has been delayed.

Significant time and financial contribution have been put into the project by the County and the Conrich community, and there is strong development interest, driven in part by servicing opportunities in the area; therefore, Administration is recommending the continuation of the ASP review project, with on-going consideration of the proposed Growth Plan including timeline and policy implications.

While Council will note that the Minister of Municipal Affairs' forthcoming decision on the draft Regional Growth Plan may influence potential approval of the Conrich Area Structure Plan amendment by the CMRB, there is no certainty that the Growth Plan will be approved in its current form or certainty in the timeline of any approval. It is noted that Conrich is identified by the draft Regional Growth Plan as being within Joint Planning Area 2. This may provide opportunities for support from the CMRB, as Joint Planning Areas are preferred growth areas supported for higher densities. However, the draft Growth Plan's requirement for further intermunicipal collaboration and agreements through Context Studies required to be approved by the CMRB, may also result in the Conrich ASP amendments being considered premature.

Given the advanced stage at which this ASP project is at, and the development interest in the community, Administration recommends in accordance with Option #1 that work on the project continues with consideration of the draft Growth Plan and opportunities for Council to provide further direction upon a decision by the Minister.

Notwithstanding Administration's recommendation to proceed with the project, Council may wish to await a decision on the draft Regional Growth Plan before determining the future direction of the Conrich ASP amendments; Option #2 of this report accommodates this alternative direction.

#### **ADMINISTRATION RECOMMENDATION:**

Administration recommends that Council direct Administration to proceed with the project per the adopted TOR in accordance with Option #1.

#### **OPTIONS:**

- Option #1: THAT Administration be directed to proceed with the project per the adopted Terms of Reference.
- Option #2:
  - Motion #1: THAT the Conrich ASP Future Policy Area project be placed on hold until Council has determined its strategic direction on growth within the County, and until a decision has been rendered by the Minister of Municipal Affairs on approval of the draft Regional Growth Plan.
  - Motion #2: THAT Administration be directed to present a report to Council no later than two months following a decision by the Minister on the Regional Growth Plan. The report shall principally assess the impacts of the Minister's decision on the review of the Conrich ASP.
- Option #3: THAT the approved Conrich Area Structure Plan Future Policy Area Terms of Reference be rescinded.
- Option #4: THAT alternative direction be provided.



ROCKY VIEW COUNTY

Respectfully submitted,

Concurrence,

“Brock Beach”

“Byron Riemann”

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Acting Executive Director  
Community Development Services

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Acting Chief Administrative Officer

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**ATTACHMENTS:**

ATTACHMENT 'A': Conrich Area Structure Plan Future Policy Area Terms of Reference, adopted  
November 27, 2018